

STAFF REPORT  
January 24, 2008

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**No. 07PL168 - Preliminary Plat**

**ITEM 7**

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GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	H. L. Shelton
REQUEST	<b>No. 07PL168 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 1 of Block 1 of Sundance Ridge Subdivision and the north 389.4 feet of Tract C of the NW1/4 of the NE1/4, located in the NW1/4 of the NE1/4 and the NE1/4 of the NW1/4, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1R and Lot 3 of Sundance Ridge Subdivision, located in the NW1/4 of the NE1/4 and the NE1/4 of the NW1/4, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.47 acres
LOCATION	3500 Sheridan Lake Road
EXISTING ZONING	Park Forest District - Low Density Residential District
SURROUNDING ZONING	
North:	Park Forest District - Low Density Residential District
South:	Park Forest District
East:	Park Forest District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/12/2007
REVIEWED BY	Travis Tegethoff / Ted Johnson

RECOMMENDATION:

**Staff recommends that the Preliminary Plat be approved with the following stipulations:**

- 1. Prior to City Council approval of a Preliminary Plat application, road construction plans for Sunset Vista Road demonstrating compliance with all minimum City Standards shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;**
- 2. Prior to City Council approval of a Preliminary Plat application, the plat shall be revised to provide the required right-of-way for Sunset Vista Road or a Variance to the Subdivision Regulations shall be obtained;**

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3. **Prior to City Council approval of a Preliminary Plat application, the plat document shall be revised to provide right-of-way to provide access to the south and road construction plans for the access easement demonstrating compliance with all minimum City Standards shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;**
4. **Prior to City Council approval of a Preliminary Plat application, a water plan prepared by a Registered Professional Engineer showing the extension of water mains and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;**
5. **Prior to City Council approval of a Preliminary Plat application, a sewer plan prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains, manholes and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;**
6. **Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,**
7. **Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.**

**(Update January 16, 2008. All revised text is shown in bold.) This item was continued to the January 24, 2008 Planning Commission meeting to allow the applicant to submit the required information.** The applicant has submitted a Preliminary Plat to subdivide approximately 10.47 acres into two residential lots ranging in size from 4.47 acres to 6.00 acres. The applicant has also submitted a Variance to the Subdivision Regulations request in conjunction with the Preliminary Plat application. (See companion item #07SV068.)

The subject property is zoned Park Forest and is located east of Sheridan Lake Road and South of Sunset Vista Road. Currently, there is a single-family residence and accessory structures located on the property.

On December 4, 2006 City Council denied without prejudice a Layout Plat (#06PL161) for the property at the applicant's request.

**On January 16, 2008 staff met with the applicant to discuss the Preliminary Plat and the associated Variance to the Subdivision Regulations (#07SV068). The applicant demonstrated that the proposed plat is reconfiguring two existing lots and will not create additional density in the area.**

STAFF REVIEW: Staff has reviewed the Preliminary Plat and has noted the following considerations:

Site Plan: A structural site plan identifying the location of the existing structures and existing utilities must be submitted for review and approval. Staff recommends that prior to Preliminary Plat approval by Planning Commission, a site plan shall be submitted for review and approval identifying the location of the existing structures and existing utilities.

**On January 7, 2008 the applicant submitted a site plan identifying the location of the**

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**existing structures.**

Sunset Vista Road: The Preliminary Plat identifies Sunset Vista Road extending east along the north lot line of the subject property. On July 7, 1997 (Plat #2437) an exception was granted to construct the portion of Sunset Vista Road to the west at a 15 percent grade in lieu of a maximum 12 percent grade as per the Street Design Criteria Manual.

Sunset Vista Road is classified as a lane/place street requiring that it be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff also noted that a turnaround shall be constructed at the end of Sunset Vista Road in accordance with the Street Design Criteria Manual. Staff noted that there does not appear to be adequate right-of-way width along Sunset Vista Road to the west of the property to access the site. It also appears that a portion of Sunset Vista Road is located outside of the dedicated right-of-way. As such, staff is recommending that prior to Preliminary Plat approval by Planning Commission, right-of-way widths shall be verified demonstrating compliance with the minimum right-of-way widths from Sheridan Lake Road to the eastern property boundary of the property. Staff is also recommending that prior to Planning Commission approval of the Preliminary Plat, topographic information shall be provided to show that the proposed roads will meet the Street Design Criteria Manual requirements or the applicant shall obtain an exception. In addition, staff is recommending that prior to City Council approval of a Preliminary Plat application road construction plans demonstrating compliance with all minimum City Standards shall be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

**On January 7, 2008 the applicant submitted a topographic map for the area.**

**On January 16, 2008 staff met with the applicant about the proposed plat. The applicant indicated that they would dedicate additional right-of-way along the south half of Sunset Vista Road and submitted a Variance to the Subdivision Regulations (#07SV074) to allow platting half a right-of-way. As such, staff recommends that prior to City Council approval of a Preliminary Plat application the plat shall be revised to provide the required right-of-way or a Variance to the Subdivision Regulations must be obtained.**

Access Easement: The Preliminary Plat identifies an access easement extending north and south through the subject property to provide access to the south. The access easement is classified as a lane/place street requiring that it be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer if no on street parking is provided. The applicant is proposing to provide a 49 foot wide easement and requesting a Variance to the Subdivision Regulations to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along the access easement. Staff is also recommending that prior to Planning Commission approval of the Preliminary Plat, topographic information shall be provided to show that the proposed roads will not exceed the Street Design Criteria Manual requirements or the applicant shall obtain an exception. In addition, staff is recommending that prior to City Council approval of a Preliminary Plat application road construction plans demonstrating compliance with all minimum City Standards shall be submitted for review

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and approval or a Variance to the Subdivision Regulations must be obtained.

**On January 16, 2008 staff met with the applicant to discuss the proposed plat. Staff recommended that the applicant dedicate the proposed access easement as right-of-way to provide access to the south. As such, staff recommends that prior to City Council approval of a Preliminary Plat application the plat document shall be revised to provide right-of-way to provide access to the south and road construction plans demonstrating compliance with all minimum City Standards shall be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.**

Section Line Highway: An unimproved section line highway is located along a portion of the north lot line of the property. On June 16, 2003 City Council approved a Vacation of Right-of-Way request (#03VR003) for a portion of the section line highway with the stipulation that the vacated section line highway be maintained as a utility easement.

Fire Protection: The Fire Department staff noted that all applicable provisions of the International Fire Code shall be continually met. In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to ensure fire apparatus access or a Variance to the Subdivision Regulations shall be obtained. Staff is recommending that prior to City Council approval of a Preliminary Plat application road construction plans demonstrating compliance with all minimum City Standards shall be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. The drainage plan must identify that any discharge meets pre-development flow rates or on-site detention must be provided and the design shall be in accordance with the Arrowhead Drainage Basin Plan. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval.

**On January 16, 2008 the applicant indicated that no additional development will occur on the property at this time and no grading is proposed at this time.**

Water: Staff noted that no information on the water system was submitted with the Preliminary Plat. As such, staff is recommending that prior to City Council approval of a Preliminary Plat, water system plans prepared by a Registered Professional engineer verifying the source and demonstrating that sufficient quantities for domestic and fire flows shall be submitted for review and approval. Staff also noted that due to the elevation of the property it does not appear that adequate water pressure is available to the proposed lots. Public Works staff noted that as per the CETEC Utility Master Plan Report dated April 25, 2006 for the area a booster station lot was identified as possibly being needed on the northwest corner of the subject property with a minimum 30 foot wide water easement being provided to the east property line to serve the proposed Broadmoor Reservoir. Staff recommends that prior to Planning Commission approval of a Preliminary Plat, the applicant coordinate with City staff on the possible location of the proposed booster station and associated utility easements.

**On January 16, 2008 staff met with the applicant about the proposed plat. Staff**

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**acknowledged that there is no increase in density to the site and the proposed booster station will not serve the existing development. As such, staff will work with the applicant to secure a booster station lot in the future as additional development occurs.**

Wastewater Disposal Systems: Staff noted that no information on the sanitary sewer information was submitted with the Preliminary Plat. As such, staff is recommending that prior to City Council approval of a Preliminary Plat, a sewer plan prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains, manholes and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained.

The application as submitted lacked a significant amount of the information required for a complete submittal. As such, staff recommends that the request be continued to the February 7, 2008 Planning Commission meeting to allow the applicant to submit all of the required application materials.